

15-05-61
(Also see Property Under County
Control Amendment 14-05-02,
Subdivision Ordinance
Amendment 16-05-101,
Erosion and Sediment Control
Ordinance Amendment 17-05-
104 and ZO-05-371, adopted
simultaneously on April 4,
2005.)

ADOPTION OF AN AMENDMENT TO CHAPTER 61

(BUILDING PROVISIONS)

OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at Fairfax, Virginia, on Monday, April 4, 2005, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 61 (Building Provisions) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF
FAIRFAX COUNTY, VIRGINIA:

Amend Chapter 61 (Building Provisions), as follows:

Revise Chapter 61, Building Provisions, only the Articles and Sections set forth below, to read as follows:

ARTICLE 1.

Administration and Standards.

Section 61-1-1. Purpose and Effect of Chapter.

(a) There is in effect in Virginia, and, therefore, also in Fairfax County, the Virginia Uniform Statewide Building Code (VUSBC), as amended, for the purpose of establishing rules and regulations for the construction, reconstruction, alteration, demolition, conversion, repair, maintenance, use and/or occupancy of buildings and structures and the installation of equipment therein, pursuant to the Code of Virginia, Title 36, Chapter 6, Uniform Statewide Building Code, as amended.

(b) Pursuant to authority granted in the Code of Virginia, Section 36-105, as amended, it is hereby provided that buildings and structures, permanent or temporary, which are used to store hazardous materials, or occupied or to be used by twenty (20) or more persons who are employed, lodged, housed, assembled, served, entertained or instructed therein, or the common areas of residential structures containing four (4) or more units, including buildings owned by the Commonwealth of Virginia or by any of its political subdivisions and the equipment therein, be inspected periodically after completion to ensure that the buildings and structures are maintained in accordance with VUSBC regulations. Prior to issuance of a residential or a nonresidential use permit, the Building Official shall coordinate all reports of building, fire and health inspections for compliance with the VUSBC.

(c) There is in effect in Virginia and, therefore, also in Fairfax County, the Virginia Industrialized Building Safety Regulations and the Virginia Manufactured Home Safety Regulations pursuant to the Code of Virginia, as amended.

(d) Nothing in this Chapter shall be held to preclude compliance with any zoning, health, safety sanitation or other provisions of the Code of the County of Fairfax heretofore or hereafter adopted. (9-84-61; 45-86-61; 23-94-61; 13-95-61; 16-98-61.)

Section 61-1-2. Definitions.

For the purposes of this Chapter and the VUSBC, as amended, unless the context shall otherwise clearly require, the following words and phrases shall have the meanings respectively ascribed to them by this Section:

Advisory Board shall mean the Fairfax County Construction Trades Advisory Board, established pursuant to Article 4 of this Chapter.

Board shall mean the Fairfax County Board of Building Code Appeals, established pursuant to the Code of Virginia.

Board of Supervisors shall mean the Fairfax County Board of Supervisors.

Building Maintenance Official for existing residential buildings and structures shall mean the Director of the Fairfax County Health Department, or his duly authorized representative, who are charged with the administration and enforcement of the maintenance provisions of the VUSBC for such properties.

Building Official shall mean that individual, or his duly appointed representative, appointed by the Director, Department of Public Works and Environmental Services, charged with the administration and enforcement of the VUSBC, as the Code Official, and the Code of the County of Fairfax, Building, Electrical, Mechanical, Plumbing and Gas Provisions.

Certificate of use and occupancy shall mean the permits described in the Zoning Ordinance of this Code, as amended, including but not limited to residential use permits and nonresidential use permits, and shall also mean, for residential use permits, final inspection approval(s) as described in the VUSBC. Unless a new residential or nonresidential use permit is otherwise required by the Zoning Ordinance, said final inspection approval(s) shall serve as the certificate of use and occupancy for any addition or alteration to a structure for which a certificate of use and occupancy has already been issued and no change of use has occurred.

Contractor shall mean home improvement contractor as defined in this Chapter.

Equipment shall include appliances.

Fire Official shall mean the Fairfax County Fire Marshal, as designated in the Code of the County of Fairfax, Chapter 62, Fire Prevention Code, or his duly authorized representative, charged with the administration and enforcement of the Virginia Statewide Fire Prevention Code (VSFPC), as the Code Official, and the Code of the County of Fairfax, Chapter 62, and Fire Prevention Code.

Frost line shall be twenty-four (24) inches below the finished grade in Fairfax County.

Home improvement contract shall mean an agreement for the performance of home improvement work on residential property.

Home improvement contractor shall mean any person who engages in the business of home improvement work or any person who secures or attempts to secure a contract for home improvement work and/or accepts payment for same.

Home improvement work shall mean any construction, improvement, repair, restoration, alteration, or enlargement, regulated by the current edition of the VUSBC, of any existing or new building or accessory structure on residential property. Home improvement work shall further include the application of paint or coating material to pavement, paving with asphalt or concrete, roof repair, and basement waterproofing on any residential property. It shall not include work performed by persons licensed or certified pursuant to the Code of Virginia as electrical, plumbing, gas fitting, or heating, ventilation and air conditioning contractors or tradesmen when the work is limited to that normally performed pursuant to their license or certification.

Payment shall mean the transfer, directly or indirectly, of any valuable consideration, and shall include, but not be limited to, the delivery of cash, promissory note, installment

contract, other written promise to pay, money, chattel mortgage or deed of trust; provided, that the term "payment" shall not include the promise to pay embodied in the contract itself.

Person shall mean any individual, firm, corporation, association, partnership, joint venture or other legal entity.

Residential building or structure shall mean any building or structure classified as a residential use group under the VUSBC, including but not limited to use groups R-3, R-4, and R-5.

Residential property shall mean any property containing a single-family attached or detached one- or two-family-dwelling or accessory structure.

Smoke detectors shall mean alarm-initiating devices that detect visible or invisible particles of combustion.

Snow load (ground) shall be twenty-five (25) pounds per square foot in Fairfax County.

Virginia Class A contractor shall mean any person licensed by the State as a Class A contractor pursuant to the Code of Virginia.

Virginia Class B contractor shall mean any person licensed by the State as a Class B contractor pursuant to the Code of Virginia.

Virginia Class C contractor shall mean any person certified by the State as a Class C contractor pursuant to the Code of Virginia. (9-84-61; 45-86-61; 23-94-61; 13-95-61; 16-98-61; 5-02-61.)

Section 61-1-3. Fees.

(a) No permit to begin work for new construction, alteration, removal, replacement, demolition or installation of any building, structure or equipment, or any other building operations which are regulated by the VUSBC, shall be issued until the fees prescribed in paragraph (d) of this section have been paid; nor shall an amendment to a permit necessitating an additional fee because of an increase in the size of the building, an increase in the estimated cost of the work involved, or the installation of any additional equipment be approved until the additional fees have been paid.

(b) All fees for permits required under the provisions of the VUSBC shall be paid prior to issuance of the permit and prior to initiation of the work covered by such permits or as required by the Building Official.

(c) A building permit shall be issued to construct, improve or alter the following:

1. Each single-family attached or detached dwelling.
2. Dwelling units and common interior areas in a multiple-family dwelling.
3. Each space within a strip shopping center, and each warehouse bay in a strip warehouse.

4. Each unit and interior common area in a condominium office building.
5. Each commercial or residential structure not addressed above.

Separate electrical, mechanical and plumbing permits are required to install or alter electrical, mechanical and plumbing equipment in dwelling units, structures or areas of a structure for which a separate building permit has been issued.

(d) The following fees to cover the cost of reviewing plans, issuing permits, performing inspections, licensing home improvement contractors and other expenses incidental to the enforcement of the VUSBC and Chapters 61, 64, 65 and 66 of the Code of the County of Fairfax are hereby adopted:

(1) Standard fees and administrative provisions:

(A) Standard Fees (fees apply to building, electrical, mechanical and plumbing permits):

1. *Base fee: \$65.00.* The base fee shall apply to any permit for which the fee charged would otherwise be less than \$65.00. A reduced permit fee shall apply as noted below.

2. *Reduced fees:*

a. Multiple permits: A fee of \$25.00 per unit shall apply provided all of the following conditions are met;

(1) The permit application is one of a group of ten (10) or more applications or a single application for ten (10) or more units to be issued for the installation of the same or similar fixtures, appliances, or minimal alterations in existing dwellings on adjacent lots, in an existing multiple-family building or an existing commercial structure; and

(2) Plan review is required by only one (1) plan review discipline, i.e., building, electrical, mechanical or plumbing, prior to permit issuance; and

(3) Only one (1) inspection per permit is required; and

(4) Inspections are scheduled for no fewer than ten (10) permits or units on the same day; and

(5) The request for the multiple permit fee shall be made in writing, and

(6) The fee for the permit would otherwise be the base fee.

A re-inspection fee of \$65.00 may be assessed for each unit for which an inspection is rejected and a re-inspection performed.

b. Fee for permits requiring no inspections: A fee of \$25.00 per permit shall apply to those permits for which no individual inspections are required to be performed pursuant to policies and guidelines issued by the Building Official.

3. All fees for permits issued on a base fee or reduced fee basis shall be paid in full at the time of permit application.

4. *After-hours inspection fee:* A fee of \$150.00 shall be charged for each thirty (30) minute period, or fraction thereof, of inspection time requested to take place after regular working hours. Any such inspection(s) shall be authorized by the County and the fee paid prior to the inspection. This fee shall be in addition to the fee for the required permit which authorizes performance of the work.

5. *Amendment of permit:* The fee to amend a permit application after creation of the permit record shall be \$25.00, the fee for any equipment added or the fee for any additional work involved, whichever fee is greater.

6. *Annual permit fee:*

a. The fee for an annual permit which authorizes the performance of specified work for a 12-month period shall be the base fee.

b. The fees for any separate permits required pursuant to the policies and guidelines of an annual permit shall be as required by the fee schedule. The policies and guidelines for an annual permit may provide for the issuance of specific separate permits at the reduced fee.

7. *Asbestos removal/abatement:* The fee for a permit to remove or abate asbestos from a structure shall be the base fee.

8. *Re-inspection fee:* A re-inspection fee of \$65.00 may be assessed for each additional inspection that is required to be made because a scheduled inspection is rejected for one (1) or more of the following reasons: 1) the work is not installed in accordance with applicable codes; 2) the work is not ready for inspection; or 3) access to the work to be inspected is not provided. A re-inspection fee may also be assessed for each inspection performed pursuant to a stop work order.

9. *Team inspections:* A fee shall be paid for each inspection involving an application for a change in use, change in occupant or other special request which requires inspection by one (1) or more of the following disciplines: Building, Electrical, Plumbing, Mechanical and/or the Fire Marshal. If all disciplines mentioned above are involved in inspections, the fee shall be \$325.00. Should the inspections not involve all disciplines, a fee of \$65.00 shall be paid for each discipline taking part in the inspection. These fees are not credited toward the cost of permits. If the inspection is canceled twenty-four (24) hours in advance by the applicant, and not conducted, the fee is refundable upon application in writing to the Building Official within three (3) months of the date of payment.

(B) *Administrative provisions:*

1. *Expiration of permit applications:* An application for a permit for any proposed work shall be deemed to have been abandoned and expired 6 months after the date of filing, unless the applicant has diligently sought to resolve any problems that are delaying issuance of the permit or the permit has been issued. The burden of proof that the applicant has diligently sought to resolve any problems that are delaying

issuance of a permit shall be on the permit applicant, owner of the property or other person affected by such determination of the Building Official. Filing fees for expired permit applications are not refundable. The Building Official shall grant one or more extensions of time for additional periods if there is reasonable justification.

2. *Fee payment credits:* All permit fees paid at the time of permit application shall be credited toward the full cost of the permit when the permit is issued.

3. *Fee transfers:* Permit fees are not transferable.

4. *Modular residential units, including manufactured homes:* Fifty percent (50%) of the regular permit fee shall be imposed on residential units constructed and installed under the Virginia Industrialized Building Safety Regulations or the Virginia Manufactured Home Safety Regulations.

5. *Non-permitted work:*

Amendment to original permit: Before a final inspection is approved, the appropriate fee shall be paid and a permit must be issued for all work performed which is not authorized by the original permit.

Failure to obtain a permit prior to beginning work: An additional fee of \$65.00 shall be assessed for those permits obtained pursuant to a notice of violation issued for failure to obtain a permit required by the VUSBC.

6. *Permit extensions:* Upon written application of the permittee prior to the expiration of the permit, the Building Official or his designee may extend the permit for up to one (1) year from the date of expiration of the permit. No fees shall be charged for the first permit extension allowed by the VUSBC and the Code of the County of Fairfax. Additional requests for permit extensions must be accompanied by the processing fees noted below.

Permit authorizing construction of:

interior alteration to an existing building	\$25.00
an addition(s) or exterior alteration(s) to an existing residential structure (R-3, R-4, and R-5)	25.00
an accessory structure(s) on a residential property (R-3, R-4, and R-5)	25.00
a new structure (other than noted above)	150.00
an addition(s) to a non-residential structure	150.00

Separate fees shall not be charged for extending mechanical, plumbing or electrical permits associated with a request for the extension of a building permit.

7. *Refunds*: In the case of a suspension, revocation or expiration of a permit or the expiration of a permit application, the permittee, upon written request within 6 months after such suspension, revocation or expiration, may receive a refund for the amount of work the County has not performed. The amount of the refund shall be determined as follows:

- All plan examination and permit processing fees shall be deducted from the original permit fee.

- All costs that may have been imposed on the permit holder under the requirements of the VUSBC and the Code of the County of Fairfax shall be deducted from the original permit fee.

- The amount of work that has received an approved inspection by the County shall be determined and a proportionate share shall be deducted from the original permit fee. Any excess fee for the uncompleted work shall be returned to the permit holder. No refunds will be issued for base or reduced fee permits.

8. *Replacement of defective sprinkler heads*: No fee shall be charged for a plumbing permit to replace sprinkler heads determined to be defective by the Fairfax County Fire Marshal pursuant to the Virginia Statewide Fire Prevention Code.

9. *Shelters*: No fee shall be charged for a building permit for a radiation fallout or blast shelter constructed on land occupied for residential purposes by not more than two (2) families, for use as shelter only and constructed in accordance with one of the shelter types or designs approved by the Federal Emergency Management Agency.

10. *Solar energy*: No permit fee shall be charged to install solar energy equipment, although a permit is required for such installations and the permit holder is subject to the re-inspection fee.

(2) Other fees:

(A) *New buildings, additions or enlargements*: The fee for the construction of a new building, or an addition or an enlargement to an existing building shall be based on the following:

1. Except as noted in Subsection 2 below, the fee for the construction of a new building, an addition or an enlargement shall be based on the area (as determined by the exterior dimensions) of all floors, including basements or cellars and horizontally projected roof areas, for the following types of construction as defined in the VUSBC in effect, and specified in Table I below.

TABLE I

<i>Fee</i>	<i>Commercial Fee</i>	<i>Residential</i>
Type IA, and IB, per square foot	\$.133	\$.133
Type IIA, IIIA and IV, per square foot105	.105
Type IIB, IIIB and VA, per square foot105	.06
Type VB, per square foot105	.06

2. New single family detached dwellings and townhouses: The fee for the construction of a new single detached dwelling or townhouse shall be based on Table I, or as determined by the permit applicant, on Table IIA for a new single family detached dwelling or Table IIB for a new townhouse. The square footage area reflected in Table IIA and Table IIB is to be calculated pursuant to American National Standard Institute, Inc. (ANSI) Standard Z765-2003 or its equivalent and based on the total area of the building's finished floor areas.

TABLE II A – Single Family Detached Dwelling

	<i>Fee</i>	
SFD A:	1 to 3,849 square feet	\$ 295.00
SFD B:	3,850 to 5,949 square feet	\$ 445.00
SFD C:	5,950 to 8,399 square feet	\$ 620.00
SFD D:	8,400 to 13,999 square feet	\$ 905.00
SFD E:	14,000 to 20,000 square feet	\$ 1530.00
	Above 20,000 square feet	Use TABLE I

TABLE II B – Townhouse

	<i>Fee</i>	
TH A:	1 to 2,249 square feet	\$155.00
TH B:	2,250 to 3,749 square feet	\$245.00
TH C:	3,750 +	\$395.00

(B) *Plan resubmissions:* A fee of \$125.00 per plan review discipline, i.e., building, electrical, mechanical or plumbing, may be assessed for each resubmission of plans for all new commercial buildings and additions to existing commercial buildings. A fee of \$65.00 per plan review discipline may be assessed for each resubmission of plans for all new residential buildings and additions to existing residential buildings.

(C) *New structure:* The fee for the erection or installation of structures other than buildings (e.g., signs, retaining walls, canopies), shall be calculated at the rate of 1.5% of the estimated cost of the work for structures accessory to R-3, R-4, and R-5 construction and 2.5% of the estimated cost of the work for other structures.

(D) *Basement finishing, R-3, R-4, and R-5 construction:* The fee for a building permit to finish a basement in R-3, R-4, or R-5 construction shall be the base fee.

(E) *Demolition:*

1. *Entire structure, partial or renovation:* The fee for a permit to partially or entirely demolish a structure shall be calculated at the rate of 1.5% of the estimated cost of demolition.

2. In the case of demolition of an entire structure, a signature bond in the amount of \$1000.00 for residential structures and \$5000.00 for commercial structures shall be posted. The bond shall remain in effect until the demolition permit has received an approved final inspection.

(F) *Filing fees for permit application processing and plans examination:* To allow for permit application processing and plan examination in the event a building

permit is not issued, the following fees shall be paid prior to plan review for such a permit:

- 50% of the permit fee for non-walk-through single-family residential projects.

- 35% of the permit fee for all commercial work, apartment buildings, garden apartments, and high rise residential buildings.

-100% of the permit fee for walk-through residential projects.

(G) *Home improvements*: See applicable fees for new buildings, additions, enlargements, repairs and alterations.

(H) *Modular furniture*: The fee for the installation of modular furniture shall be \$250 per floor or portion thereof when the estimated cost of construction is \$10,000 or more. When the estimated cost of construction is less than \$10,000 per floor or portion thereof, the fee for the installation of modular furniture shall be 2.5% of the estimated cost of construction with a minimum fee of \$112.

(I) *Partitions*: The permit fee for the erection of partitions (studs) in unoccupied space in a previously unoccupied commercial structure, pending approval of tenant-layout plans, shall be the base fee.

(J) *Removal and relocation*: The permit fee for the removal of a building or structure from one lot to another or to a new location in the County shall be calculated at the rate of 1.5% of the cost of moving plus 1.5% of the cost of all work necessary to place the building or structure in its completed condition in the new location. In addition to a building permit to construct the foundation at the new location, a separate building permit is required to demolish any foundation at the original location.

(K) *Repairs and alterations*: The fee for repairs and alterations of any building or structure where there is no addition or enlargement shall be calculated at the rate of 2.5% of the estimated cost of commercial work and 1.5% of the estimated cost for residential (R-3, R-4, and R-5) work.

(L) *Roof repairs, new roof structures, re-siding*: Fees for repairs and alterations apply.

(M) *Swimming pool*: The fee for a building permit to construct a swimming pool shall be \$100.00.

(N) *Temporary structures*: The fee for temporary structures including, but not limited to, tents, produce stands and sales office trailers, shall be the base fee. Sheeting and shoring are not considered temporary structures for the purpose of determining fees.

(O) *Tenant layouts*: Except for those tenant layouts shown on the originally approved plans for a new building, separate building permits shall be required for each tenant layout, at a fee of 2.5% of the estimated cost of the work. A minimum construction cost of \$15,000.00 shall be used to determine the permit fee. If the permittee is able to prove through verifiable cost data that the cost of construction is less

than \$15,000.00, the permit fee shall be prorated accordingly. In no case shall the permit fee be less than \$250.00. The Building Official or his designee may require the submission of verifiable cost data in support of estimated costs prior to permit issuance. A fee of \$65.00 per plan review discipline, i.e., building, electrical, mechanical or plumbing, may be assessed for each resubmission of plans for alterations to existing commercial buildings.

(P) *Home improvement contractor license fees:* All contractor application and license fees are charged per individual for a sole proprietorship, per general partner for a partnership, or per corporate officer for a corporation.

Application processing fee:	\$ 84.00
Fee for license issuance:	52.00
Fee to renew expired license, in addition to license renewal fee.*	50.00
Fee to renew license	69.00
Fee to maintain license in inactive status	25.00

**Fee to renew expired license:* The Building Official or his designee has the authority to waive the penalty fee when the failure to renew a license is due to circumstances beyond the control of the licensee.

(3) *Fire Prevention Division (Fire Official) fees:* Fees for plans review, fire protection equipment and systems performance tests/inspections, other equipment and systems performance tests/inspections, occupancy or preoccupancy inspections, required retesting or re-inspections, and re-review of plans shall be imposed in accordance with the fee schedules listed in this Code Section. Fees are based on an hourly charge of \$96.00 per hour or \$24.00 per quarter hour or part thereof. All applicable fees shall be assessed by the Fire Marshal and collected by the Building Official at the beginning of each construction project. A debit will be charged against the project account for each service rendered by the Fire Prevention Division. Upon the completion of all required services to be rendered by the Fire Prevention Division, normally final occupancy approval, a detailed accounting of all charges will be provided by the Fire Marshal to the person or firm so designated at the beginning of the construction project. If the costs of services rendered exceed the original fees collected, at the beginning of the project, a bill for the additional fees will be forwarded by the Fire Marshal to the designated person or firm for payment. If the costs of the services rendered are less than the original fees assessed, the procedures for reimbursement to the person or firm so designated will be initiated by the Fire Marshal.

FIRE PREVENTION DIVISION PLAN REVIEW FEES

<i>Use Group</i>	<i>Building Shell</i>	<i>Review</i>
<i>Building Shell</i>	<i>Gross Floor Area</i>	<i>Fee</i>
Assembly–Use Groups	0 – 50,000 square feet	\$192
A-1, A-2, A-3, A-4 or A-5	50,000 – 100,000 square feet	\$384
	100,000 + square feet	\$576

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Business–Non Hi-Rise	0 – 40,000 square feet	\$144
Use Group B	40,001 – 80,000 square feet	\$288
	80,001 – 150,000 square feet	\$432
	150,001 + square feet	\$576
Hi-Rise	All	\$960
Educational–Use Group E	0 – 30,000 square feet	\$192
	30,001 – 80,000 square feet	\$336
	80,001 – 150,000 square feet	\$480
	150,001 + square feet	\$672
Factory and Industrial Storage	0 – 30,000 square feet	\$ 96
Use Groups F1, F-2, S-1, S-2	30,001 – 100,000 square feet	\$192
	100,001+ square feet	\$288
High Hazard–Use Group H	All	\$576
Institutional–Use Groups	0 – 20,000 square feet	\$192
I-1, I-2, I-3, I-4	20,001 – 50,000 square feet	\$384
Non Hi-Rise	50,001 – 100,000 square feet	\$576
	100,001 + square feet	\$768
Hi-Rise	All	\$960
Mercantile–Use Group M	0 – 30,000 square feet	\$192
Free-standing Building or	30,001 – 80,000 square feet	\$336
Shopping Center	80,001 – 150,000 square feet	\$480
	150,001 + square feet	\$624
Enclosed shopping malls	0 – 50,000 square feet	\$384
	50,001 – 100,000 square feet	\$576
	100,001 + square feet	\$960
Residential—Use Groups R-1,	0 – 10,000 square feet	\$ 96
R-2, R-4	10,001 – 30,000 square feet	\$192
Non-hi-rise	30,001 – 80,000 square feet	\$288
	80,001 – 150,000 square feet	\$384
	150,001 + square feet	\$480
Hi-rise	All	\$960
Utility, miscellaneous–Use	0 – 30,000 square feet	\$ 48
Group U	30,001 + square feet	\$ 96
Revisions	All Use Groups	
Per hour		\$ 96
Per quarter hour or part thereof		\$ 24

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TENANT IMPROVEMENT PLANS

<i>Use Group</i>	<i>Tenant Gross Floor Area</i>	<i>Fee</i>
Assembly—Use Groups A-1, A-2, A-3, A-4, A-5	0 – 1,000 square feet	\$ 48
	1,001 – 5,000 square feet	\$ 96
	5,001 – 10,000 square feet	\$144
	10,001 + square feet	\$192
Business, education and mercantile—Use Groups B, E and M	0 – 5,000 square feet	\$ 48
	5,001 – 10,000 square feet	\$ 96
	10,001 – 25,000 square feet	\$144
	25,001 – 50,000 square feet	\$192
	50,001 + square feet	\$288
Factory, industrial high hazard and storage—Use Groups F (all), H, S (all)	0 – 10,000 square feet	\$ 48
	10,001 – 20,000 square feet	\$ 96
	20,001 – 50,000 square feet	\$144
	50,001 – 100,000 square feet	\$192
	100,001 + square feet	\$288
Institutional and residential—Use Groups I-1, I-2, I-3, I-4, R-1, R-2, and R-4	0 – 3,000 square feet	\$ 48
	3,001 – 7,500 square feet	\$ 96
	7,501 – 12,000 square feet	\$144
	12,001 – 20,000 square feet	\$192
	20,001 – 40,000 square feet	\$288
	40,001 + square feet	\$384
Utility or miscellaneous—Use Group U	All	\$ 24

FIRE PROTECTION SYSTEMS AND OTHER SYSTEM PLANS

<i>Type of System</i>	<i>System Devices or Gross Floor Area</i>	<i>Review Fee</i>
Sprinkler System Building Shell	0 – 10,000 square feet	\$ 96
	10,001 – 30,000 square feet	\$168
	30,001 – 75,000 square feet	\$216
	75,001 – 125,000 square feet	\$312
	125,001 – 200,000 square feet	\$432
	200,001 + square feet	\$576
Sprinkler System Tenant Alterations or Additions	0 – 50 sprinkler heads	\$ 48
	51 – 100 sprinkler heads	\$ 96
	101 – 150 sprinkler heads	\$144
	151 + sprinkler heads	\$192
Underground Fire Service Line	All	\$ 24
Standpipe System	All	\$ 48
Range Hood Fire Protection System	All	\$ 48

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Fire Alarm System	0 – 20 devices	\$ 96
Non Hi-Rise	21 – 50 devices	\$144
	51 – 100 devices	\$192
	51 + devices	\$240
Fire Alarm System Hi-Rise	All	\$960
Fire Pump	All	\$ 48
Halon System, Carbon Dioxide	0 – 10 devices	\$ 96
System, Dry Chemical System	11 – 25 devices	\$192
Water Foam Sprinkler System	26 – 50 devices	\$288
Methane Gas Detection	51 – 75 devices	\$384
System, Carbon Dioxide	76 – 100 devices	\$480
Detection System and Other	101 + devices	\$576
Specialized Detection Systems		
Petroleum Storage Tank	Single Tank	\$ 48
and Distribution Piping System	Multiple Tank	\$ 96
Propane Storage Tank	Single Tank	\$ 24
	Multiple Tank	\$ 48
Medical Gas Storage Tank	Single Floor or Zone	\$ 96
and Piping Distribution System	Multiple Floor or Zones, per additional Floor or Zone	\$ 48
Revisions		
Per hour		\$ 96
Per quarter hour or part thereof		\$ 24

FIRE PREVENTION DIVISION INSPECTION-TEST FEES

Type of Inspection or Test	Fees
	All Tests- All Use Groups
Visual Inspection	\$96 per hour per inspector
Sprinkler Hydro	or \$24 per quarter hour or
Fire Alarm Certification	part thereof per inspector
or Annual Retests	

FIRE PREVENTION DIVISION INSPECTION—TEST RE-INSPECTION FEES

The following matrix is to serve as a guideline in determining when to require a re-inspection fee for witnessed fire protection or fire alarm systems tests. This fee shall be

charged every time an inspection request is made before the work is clearly ready to be inspected, or is not cancelled in time to save an unnecessary trip by inspectors. In addition, the re-inspection fee must be paid before another inspection is scheduled. A minimum of 24 hours' notice for test cancellation is required. The re-inspection fee shall be charged at the rate of \$96 per hour per inspector, or \$24 per quarter hour or part thereof per inspector.

INSPECTION TYPE	CONDITION	INSPECTED	RE-INSPECTION FEE ASSESSED
Cancelled off-site	Not ready	No	No
Contractor shows, building engineer does not	Cannot test	No	No
Cancelled while inspectors on-site	Not ready	No	Yes
Inspectors arrive, no one on-site	Not ready	No	Yes
Regular inspection	Deficient	Yes	Yes
Final inspection	Deficient	Yes	Yes

FIRE PREVENTION DIVISION OCCUPANCY INSPECTION FEES

<i>Use Group</i>	<i>Gross Floor Area</i>	<i>Fee</i>
Assembly or mercantile— Use Groups A-1, A-2, A-3, A-4, A-5 or M—Building shell or tenant	0 – 5,000 square feet	\$ 48
	5,001 – 10,000 square feet	\$ 96
	10,001 – 25,000 square feet	\$144
	25,001 – 50,000 square feet	\$192
	50,001 – 80,000 square feet	\$240
	80,001 – 125,000 square feet	\$288
	125,001 – 200,000 square feet	\$384
Business or educational—Use Groups B or E—Building shell or tenant	200,001 + square feet	\$480
	0 – 4,000 square feet	\$ 48
	4,001 – 10,000 square feet	\$ 96
	10,001 – 25,000 square feet	\$144
	25,001 – 50,000 square feet	\$192
	50,001 – 80,000 square feet	\$240
	80,001 – 125,000 square feet	\$288
125,001 – 200,000 square feet	\$384	
Factory, industrial, and high Hazard—Use Groups F and H – Building shell or tenant	200,001 – 300,000 square feet	\$480
	300,001 – 400,000 square feet	\$576
	400,001 + square feet	\$672
	0 – 15,000 square feet	\$ 96
	15,001 – 30,000 square feet	\$192
	30,001 – 60,000 square feet	\$288
	60,001 – 100,000 square feet	\$384
	100,001 – 150,000 square feet	\$480

	-	
	150,001 – 200,000 square feet	\$576
	200,001 – 250,000 square feet	\$672
	250,001 + square feet	\$768
Institutional and residential	0 – 5,000 square feet	\$ 48
—Use Groups I-1, I-2, I-3,	5,001 – 10,000 square feet	\$ 96
R-1 or R-2—Building shell	10,001 – 20,000 square feet	\$144
or tenant	20,001 – 40,000 square feet	\$192
	40,001 – 60,000 square feet	\$240
	60,001 – 80,000 square feet	\$288
	80,001 – 100,000 square feet	\$336
	Each additional 20,000 square feet or part of, add	\$ 48
Storage—Use Groups S-1 or S-2	0 – 15,000 square feet	\$ 48
	15,001 – 30,000 square feet	\$ 96
	30,001 – 60,000 square feet	\$144
	60,001 – 100,000 square feet	\$192
	100,001 – 150,000 square feet	\$240
	150,001 – 250,000 square feet	\$288
	250,001 + square feet	\$384
Utility, miscellaneous—Use Group U	0 – 5,000 square feet	\$ 24
	5,001 – 20,000 square feet	\$ 48
	20,001 + square feet	\$ 96
Reinspections or pre-occupancy inspections		
Per hour		\$ 96
Per quarter hour or part thereof in		\$ 24

(4) *Other fees pertaining to mechanical permits, periodic inspections and licenses:*

(A) *Mechanical equipment installation fees:* The permit fee for installation, repair, or replacement of all mechanical equipment installed in buildings other than within individual residences shall include a charge which shall be calculated at the rate of 1.5% of the contract value less the value of the listed equipment. This fee is in addition to the equipment fees listed in this section.

Amusement devices, see Carnival rides.

Automotive lift \$ 75.00

Boilers:

Hot water heating to 200 MBH \$ 71.50

For each additional 100 MBH or fraction thereof \$ 11.00

Hot water storage tank \$ 71.50

Hot water supply to 500 MBH \$ 71.50

For each additional 500 MBH or fraction thereof \$ 11.00

Low-pressure steam to 200 MBH \$ 71.50

For each additional 100 MBH \$ 11.00

Indirect hot water heater \$ 71.50

Miniature \$ 90.00

Power \$ 90.00

Plus, per boiler hp	\$ 1.35
Carnival rides: The permit fee for each carnival ride shall be as follows:	
Kiddie ride, per inspection	\$ 15.00
Kiddie ride--An amusement ride designed primarily for use by children up to twelve (12) years of age which requires simple reassembly procedures prior to operation and does not require complex inspections prior to operation. Kiddie rides include, but are not limited to: kiddie cars, mini-bumper cars, airplane swings, river canoes, and small merry-go-rounds.	
Major ride, per inspection	\$ 25.00
Major ride--A flat or circular ride not classified as a spectacular ride or a kiddie ride, that may be inspected principally from the ground, i.e., within a height not greater than twenty (20) feet off the ground or loading platform. Major rides include, but are not limited to: "dark rides" (enclosed rides), astroliners, bumper cars, scramblers, spiders and tilt-a-whirls.	
Spectacular ride, per inspections	\$ 45.00
Spectacular ride--A high ride, a flat ride, or a circular ride which, because of height, size, length, capacity, or complexity of assembly and operation, requires a greater amount of inspection effort than for kiddie rides and major rides. Spectacular rides include, but are not limited to: ferris wheels, flying bobs, himilayas, sky divers and roller coasters.	
Crematorium	\$109.00
Dumbwaiters, See Vertical Transportation Equipment	
Elevators, See Vertical Transportation Equipment	
Ductwork: The fee for ductwork is 1.5% of the total contract value.	
Expansion tank	\$ 71.50
Escalator, See Vertical Transportation Equipment	
Furnaces:	
Central heating up to 200 MBH	\$ 29.00
Each additional 100 MBH or fraction thereof	\$ 8.00
Duct-furnace up to 200 MBH input	\$ 18.10
Each additional 100 MBH or fraction thereof	\$ 8.00
Oil and solid fuel furnace up to 220 MBH input	\$ 29.00
Each additional 100 MBH or fraction thereof	\$ 8.00
Electric furnace up to 30 KW	\$ 29.00
Each additional 30 KWS or fraction thereof	\$ 4.15
Halon System	Base Fee
Heat Pump up to 5 ton	\$ 36.10
Each additional ton	\$ 1.35
Auxiliary heat up to 100 MBH	\$ 29.00
Each additional 100 MBH	\$ 4.15
Incremental heating and air conditioning units, per unit	\$ 8.40
This fee applies to incremental heating and air conditioning units installed with boilers, chillers and water towers in a building.	
Incinerator:	
Per 100 lbs. per hour burning rate or fraction thereof	\$ 36.10
Manlift, See Vertical Transportation Equipment	
Oil burner:	
Conversion to or replacement of oil burner:	
Light oils - No. 1, 2 or 4	\$ 36.10

Heavy oils - No. 5 or 6	\$ 44.00
Piping of equipment: The fee for piping of equipment is 1.5% of the total contract value (for use groups other than R-3, R-4, and R-5).	
Porch lift, handicapped/wheel chair lift, hand elevator, See Vertical Transportation Equipment	
Prefab chimney	\$ 18.10
Prefab fireplace, with or without prefab chimney	\$ 18.10
Pump, circulating: The fee for a circulating pump is 1% of the total contract value.	
Range hood fire protection system	Base Fee
Range hood only is charged as ductwork.	
Refrigeration: Including, but not limited to, chillers, air conditioning units, and cooling towers.	
Refrigeration and refrigeration cycle of air conditioning system up to 5 tons	\$ 36.10
Each additional refrigeration ton or fraction thereof	\$ 1.35
Sidewalk elevators, See Vertical Transportation Equipment	
Space heater: See Unit Heater.	
Tanks:	
Above ground or underground tanks for hazardous or nonhazardous liquids (oil, gasoline and propane)	
Commercial	Base Fee
Residential (R-3, R-4, and R-5 occupancies)	Base Fee
Unfired pressure vessel (Air compressor receiving tank)	\$ 71.50
Unit heater:	
Gas and oil up to 500 MBH input	\$ 18.10
For each additional 100 MBH input or fraction thereof	\$ 4.20
Electric up to 147 KW	\$ 18.10
Each additional 30 KW or fraction thereof	\$ 4.20
Woodstove, with or without prefab chimney	\$ 8.10
Vertical Transportation Equipment:	
Commercial: (new or replacement)	
Chair/platform lifts	\$142.00
Dumbwaiters/conveyors/material lifts	
Hand-operated	\$142.00
Power-driven	\$142.00
Elevators	
Construction	\$306.00
Freight, plus floor charge	\$289.00
Passenger, plus floor charge	\$289.00
Escalators, per floor/moving walks	\$497.00
Manlifts, power-driven	\$146.00
Sidewalk elevators:	
Hand-driven	\$113.00
Power-driven	\$150.00

Floor charge: A fee of \$47.00 per floor shall be charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the cost of the first piece of equipment only.

Alterations or repairs shall be charged at a rate of 1.5% of the estimated cost of repairs, with a minimum fee of \$135.00.

Residential: (new or replacement)	
Chair/platform lifts	\$142.00
Dumbwaiters	
Hand-operated	\$142.00
Power-driven	\$142.00
Private residence elevators	\$306.00

(B) *Periodic mechanical inspection fee:* All vertical transportation equipment, other than that which is installed within individual residences, and other than conveyors, requires an annual certificate of compliance. For an annual certificate of compliance, the annual fee payable by the owner of the building to the County of Fairfax on or before the expiration of the certificate shall be as follows:

Elevators: See Vertical Transportation Equipment

Sidewalk elevators, See Vertical Transportation Equipment

Dumbwaiters, See Vertical Transportation Equipment

Escalator, See Vertical Transportation Equipment

Manlift, See Vertical Transportation Equipment

Boilers:

 Hot water heating:

 0-1000 MBH \$ 71.50

 1001-2000 MBH \$ 90.00

 Over 2000 MBH \$109.00

 Hot water supply \$ 71.50

 Miniature \$ 90.00

 Power:

 0-100 HP \$109.00

 101-500 HP \$126.00

 501-1000 HP \$145.00

 Over 1000 HP \$161.00

 Steam:

 0-1000 P/H \$ 95.40

 1001-2000 P/H \$109.00

 2001-4000 P/H \$126.00

 Over 4000 P/H \$145.00

Hydrostatic test \$128.00

Incinerator:

 Up to 100 Pounds \$ 75.00

 Over 100 Pounds \$115.00

Range hood fire protection system \$ 71.50

 Range hood only is charged as ductwork

Halon system \$ 71.50

Refrigeration system \$109.00

Unfired pressure vessel:

 With manhole \$109.00

Without manhole	\$ 71.50
Vertical Transportation Equipment (except for equipment installed within private residences):	
Chair/platform lifts	\$146.00
Dumbwaiters/material lifts	
Hand-operated	\$122.00
Power-driven	\$134.00
Elevators	
Construction	\$266.00
Freight, plus floor charge	\$266.00
Passenger, plus floor charge	\$266.00
Escalators, per floor/moving walks	\$146.00
Manlifts, power-driven	\$146.00
Sidewalk elevators:	
Hand-driven	\$113.00
Power-driven	\$150.00

Floor charge: A fee of \$47.00 per floor shall be charged for each floor in the building where a passenger or freight elevator is installed. This charge shall be computed and added to the cost of the first piece of equipment only.

The following fees apply to freight and passenger elevator tests which are not performed in conjunction with regularly scheduled periodic inspections:

Temporary inspection	\$246.00
Temporary inspection (extension)	\$115.00
Governor test	\$296.00
Load test	\$445.00
Speed test	\$296.00
Static pressure/hydraulic	\$296.00
Fire and smoke test	\$213.00

(5) *Other fees pertaining to plumbing permits:*

Plumbing and gasfitting equipment installation fees:

New plumbing systems in new buildings, existing unplumbed buildings, or portions thereof, changes in existing systems

\$ 36.10

Plus for each fixture, each appliance, each appurtenance, including sill cock, and for each area-way drain, floor drain and roof drain

\$ 5.40

Setting or replacing fixtures without changes in existing system

\$ 36.10

Plus, for each fixture

\$ 4.20

Sewer, new, replacement or repair

\$ 36.10

Sewer tapping

\$ 36.10

Sewage ejector pump

\$ 5.40

Sump pump

\$ 5.40

Swimming pool, public and semipublic:

Fixture, appliance and appurtenance fee apply.

Water service, new, replacement or repair

\$ 36.10

Sprinkler system for fire suppression . . .

Base Fee

(6) *Other fees pertaining to electrical permits:*

(A) *Electrical equipment installation fees for initial construction*

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of new dwelling units in R-2, R-3, R-4, and R-5 use groups:

Electrical service size:	
0-149 amps	\$150.00
159-399 amps	\$157.00
400 amps	\$216.00
More than 400 amps	Use Itemized fees in (B)

These fees include the initial installation of equipment listed on the electrical permit application that includes the main electrical service for the dwelling. The fee for a permit amendment for additional equipment shall be \$25.00. Any equipment installed pursuant to other electrical permit applications shall be charged in accordance with the fees prescribed in paragraph (B) of this section (Electrical equipment installation fees) below.

(B) Electrical equipment installation fees:

Appliances, residential: Includes direct-wired appliances installed in dwelling units such as air cleaners, attic fans, central vacuums, dishwashers, disposals, clothes dryers, ovens, ranges or stoves, trash compactors and water heaters:

First	\$ 8.00
Each additional	\$ 4.20

Receptacles for individual appliances installed in lieu of the appliance shall be charged at the same rate as if the appliance were installed.

Circuits, new (extensions are counted as circuits):

Each	\$ 1.35
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Dental chairs	\$ 8.00
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Electrical equipment rated by kilowatts (KW) to include space, baseboard and central heat, and commercial cooking units, water heaters, dishwasher, dryers, etc.:

0 to 4 KW	\$ 11.00
Each additional unit in this range	\$ 4.20
4 to 6 KW	\$ 13.40
Each additional unit in this range	\$ 8.00
6 to 8 KW	\$ 16.80
Each additional unit in this range	\$ 11.00
8 to 10 KW	\$ 21.00
Each additional unit in this range	\$ 13.40
10 to 14 KW	\$ 24.40
Each additional unit in this range	\$ 16.80
14 to 20 KW	\$ 27.30
Each additional unit in this range	\$ 21.00
20 to 25 KW	\$ 30.70
Each additional unit in this range	\$ 24.40
Over 25 KW	\$ 33.80
Each additional unit in this range	\$ 27.30

Control wiring: Wiring less than 50 volts when penetrating fire rated assemblies, smoke barriers and non-combustible plenums (e.g., telephone wiring, cable television wiring, burglary/security systems, fire alarm systems, etc.)

Fan coil units	Base fee
	\$ 4.20

Fixtures, switches and receptacles, etc.:	
First 10 or fraction thereof	\$ 8.00

Each additional 10 or fraction thereof	\$ 5.40
Gasoline pumps: Submerged: Fee same as for motors	
Gasoline island pumps or dispensers:	
First	\$ 8.00
Each additional, each	\$ 4.20
Generators:	
0 to 5 KW	\$ 18.10
Over 5 to 25 KW	\$ 22.25
Over 25 to 35 KW	\$ 29.10
Over 35 to 50 KW	\$ 35.35
Over 50 KW	\$ 54.35
Heating and air conditioning--gas/oil:	
Residential furnace--gas/oil or air conditioning:	
First unit	\$ 11.00
Each additional unit	\$ 4.20
Commercial furnace--see motors	
Motors and electrical equipment rated by horsepower (HP) to include commercial heating, cooling, and ventilating equipment. On package equipment, such as pumps and commercial air handlers, fans, compressors and disposals, each motor shall be charged for separately:	
1/8 horsepower or less	Charged as fixtures
Over 1/8 to 1 hp:	
First	\$ 11.00
Each additional motor	\$ 4.20
Over 1 to 5 hp:	
First	\$ 13.40
Each additional motor	\$ 4.20
Over 5 to 10 hp:	
First	\$ 18.20
Each additional motor	\$ 8.00
Over 10 to 20 hp:	
First	\$ 22.25
Each additional motor	\$ 11.00
Over 20 to 30 hp:	
First	\$ 25.60
Each additional motor	\$ 13.40
Over 30 to 40 hp:	
First	\$ 33.30
Each additional motor	\$ 22.25
Over 40 to 50 hp:	
First	\$ 39.50
Each additional motor	\$ 28.60
Over 50 hp:	
First	\$ 47.30
Each additional motor	\$ 36.10
Parking lot lighting:	
First pole	\$ 8.00
Each additional	\$ 4.20
Services (new or replacement, subservices, subpanels, submeters or meters for separate occupancies):	
0 to 800 amp	\$ 37.20

Over 800 amp	\$ 54.30
Temporary service on structures for construction of temporary or permanent service:	
0 to 800 amp	\$ 37.20
Over 800 amp	\$ 54.30
Circuits, fixtures, receptacles and equipment to be charged for under the circuit fixture and motor schedule:	
Sign:	
Fluorescent, each sign:	
1 to 4 tubes	\$ 11.00
Each additional 4 tubes or fraction thereof	\$ 8.00
Incandescent, each sign	\$ 11.00
Neon, each sign:	
First transformer	\$ 11.00
Each additional transformer	\$ 4.20
Swimming pools, annual inspection fees:	
Includes 2 inspections	\$100.00
Fee must be paid before inspections will be performed.	
Additional inspections will require payment of re-inspection fee.	
Temporary wiring:	
Tree sales, produce stands, fireworks stands, tent sales and other temporary non-amusement activities	Base Fee
Carnivals, fairs, circuses, and other temporary amusement activities	\$126.00
Transformers and step down transformers:	
0 to 10 KVA	\$ 11.00
Each additional transformer within this range	\$ 8.00
Over 10 to 50 KVA	\$ 13.40
Each additional transformer within this range	\$ 11.00
Over 50 to 75 KVA	\$ 22.25
Each additional transformer within this range	\$ 18.10
Over 75 to 200 KVA	\$ 33.30
Each additional transformer within this range	\$ 25.60
Over 200 KVA	\$ 42.40
Each additional transformer within this range	\$ 35.90
Unit heaters	\$ 4.20
UPS System: Fee shall be the same as transformers by KVA rating.	
Welders	\$ 4.70
X-ray machines	\$ 4.70

(7) *Household appliance permits:*

(A) *Household appliance fees:* Permanently wired or plumbed appliances may be installed in an existing dwelling using a household appliance permit, provided the capacity of the electrical panel or gas service is not exceeded and the electric circuitry, gas piping and plumbing is existing. A household appliance permit may also be used when a permit is required for the replacement of a listed appliance provided the above criteria are met.

PERMIT REQUIRED FOR NEW INSTALLATIONS ONLY

Air cleaner/filter
Air conditioning condensing unit

Bathtub
 Clothes dryer, gas/electric
 Dehumidifier
 Dishwasher
 Disposal
 Fan, attic
 Fan, ceiling
 Fan, exhaust
 Furnace, electric
 Heat pump
 Hose bib
 Humidifier
 Ice maker
 Laundry tub
 Lighting fixtures
 Oven, gas/electric
 Pressure reducing valve
 Shower
 Sink
 Smoke detector (wired-in) - no fee
 Solar energy equipment - no fee
 Stove, gas/electric
 Sump pump
 Toilet
 Trash compactor
 Water heater, electric/gas/oil
 Water treatment equipment

Permits are required for the replacement of the fixtures and appliances listed above if the installation requires a change to: 1) duct systems; 2) plumbing supply, drain, waste, or vent piping; 3) electrical circuits; 4) appliance vent systems; or 5) gas piping.

PERMITS REQUIRED FOR BOTH NEW AND REPLACEMENT INSTALLATIONS

Centralized air-conditioning systems
 Clothes dryers, gas
 Furnace, gas/oil
 Gas logs
 Gas/oil
 Gas stove/heater
 Oven, gas
 Prefabricated chimney
 Prefabricated fireplace
 Water heater, gas/oil
 Wood stove/heater

The base fee for a household appliance permit shall be \$40.00, which includes the first appliance. Additional appliances may be added on the same permit for \$9.25 each.

- (B) Contractors authorized to take out permits to install or replace appliances: The following table indicates which contractors shall be authorized to obtain household appliance permits for the installation or replacement of appliances in the program:

<u>Type of Equipment</u>	<u>Electrical</u>	<u>HVAC</u>	<u>Plumbing</u>	<u>Gas</u>	<u>HIC**</u>
Air cleaner/filter, electrostatic	X	X			X
Air conditioning (central AC system)	X	X			
Air conditioning condensing unit	X	X			
Bathtub			X		
Clothes dryer, gas				X	
Dehumidifier	X	X			X
Dishwasher	X*		X		X
Disposal	X*		X		X
Fan, Attic	X	X			X
Fan, Ceiling	X				X
Fan, Exhaust	X	X			X
Furnace, electric	X	X			
Furnace, gas					
Furnace, oil		X		X	
Gas log					
Heat pump	X	X		X	
Hose bib, (outside faucet)			X		
Humidifier	X	X	X		
Ice maker			X		X
Laundry tub			X		X
Lighting fixtures	X				
Oven, electric	X				X
Oven, gas					X
Prefabricated chimney		X		X	
Prefabricated fireplace		X			
Pressure reducing valve			X		X
Shower			X		
Sink / lavatory			X		
Smoke detector (wired-in) - no fee	X				
Solar energy equipment - no fee	X	X	X		X
Stove, electric	X				X
Stove, gas					X
Sump pump	X*		X	X	
Trash compactor	X				X
Water closet (toilet)			X		X
Water heater, electric	X*	X	X		
Water heater, gas					
Water heater, oil		X	X*	X	
Water treatment equipment	X*		X		
Wood stove/heater		X			X
Other _____	<i>Manual check by technician</i>				

X* Authorized for replacement only

HIC** State HIC classification (Not allowed by FFXHIC)

(9-84-61; 12-86-61; 50-86-61; 22-88-61; 5-89-61; 11-89-61; 2-90-61; 15-91-61; 26-93-61; 13-95-61; 16-98-61; 35-99-61; 5-02-61; 14-03-61; 45-03-61.)

Section 61-1-4. General provisions.

(a) Any person applying for a permit must be eligible to apply for the permit in accordance with the VUSBC and pursuant to the *Code of Virginia*. The applicant is required to furnish the Building Official either satisfactory proof that he is duly licensed or certified as a Virginia Class A, B, or C contractor, or evidence that he is not subject to licensure as a contractor. The applicant shall also furnish satisfactory proof that the taxes or license fees required by Fairfax County have been paid.

(b) *Emergency work*: Repairs to structures or buildings and their electrical, mechanical and plumbing systems when damaged by storms, fire, accident or any other emergency, may be commenced immediately in cases where a delay would likely result in further damage or injury to persons or property. Any such repairs shall be in compliance with all applicable codes and ordinances. The required permit shall be applied for on the next working day after such work is commenced.

(c) *Suspension of permit*: Any permit issued shall become invalid if the authorized work is not commenced within six months after issuance of the permit, or if the authorized work on the site is suspended or abandoned for a period of six months after the time of commencing the work. The burden of proof that the authorized work on the site has not been suspended or abandoned shall be on the permit holder, owner of the property or other person affected by such determination of the Building Official. Upon written request, the Building Official may grant one (1) or more extensions of time not to exceed one (1) year per extension.

(d) Where required by law or where determined necessary by the Building Official, all construction documents required for a building permit application shall be prepared, signed and sealed by a registered design professional licensed in this Commonwealth. (9-84-61; 23-94-61; 13-95-61; 16-98-61.)

Section 61-1-5. Inspections and Occupancy.

It shall be the responsibility of the permit holder or his representative to notify the Building Official when the stages of construction are reached that require inspection and to obtain approval of such construction.

No occupancy shall be permitted prior to final inspection. Upon completion of the building, and before issuance of the certificate of use and occupancy, a final inspection shall be made to ensure that any violations have been corrected and all work conforms to the VUSBC. (9-84-61; 23-94-61; 13-95-61; 16-98-61.)

N.B. Chapter 61, Article 2, ***Board of Building Code Appeals*** is omitted from this amendment package; no amendments were made to this Article. Excerpts from other Articles affected by this amendment follow.

ARTICLE 3.

Home Improvement Code--General.

Section 61-3-12. Bond.

(a) Before any contractor's license shall be issued, the applicant shall file a bond in the amount prescribed by this Chapter, payable to the Fairfax County Board of Supervisors. The bond shall be conditioned to indemnify and save harmless the County, as well as any other person, from all expense and damage that may be caused by and work not in compliance with State or County Codes, ordinances, or other applicable law, performed under his license. When any work has been performed by the contractor, or his employees, which shall be considered by the Building Official to be in violation of State or County Codes, ordinances or other applicable law, and the contractor subsequently fails to revise or put such work in proper condition to the satisfaction of the Building Official within ten days after written notice from the Building Official to do so, the bond shall be forfeited to the County or, after review and approval by the Director of Land Development Services, to the property owner or tenant of the affected property. The principal and surety on such bond shall *ipso facto* be and become liable for and shall pay so much on account of such bond as may be necessary to attain compliance of such work, and, in addition thereto, shall pay any and all damages which may be occasioned by any person by reason of such violation or noncompliance. This bond shall be deposited with the Building Official.

(b) The bond shall be a cash bond, or the equivalent, or a corporate bond with the favor of the County with a corporate surety authorized to do business in the County.

(c) The bond fee shall be in the amounts as follows:

Class C Contractor bond	\$10,000.00
Other contractor bond	5,000.00

(9-84-61; 5-86-61; 12-86-1; 13-95-61; 45-03-61.)

ARTICLE 5. Smoke Detectors.

Section 61-5-3. Installation requirements.

(a) Smoke detectors installed pursuant to this Article shall be installed in conformance with the provisions of the VUSBC. .

Section 61-5-5. Enforcement.

The Building, Building Maintenance Official and/or Fire Official(s) are authorized to administer and enforce this Article. (29-84-61; 23-94-61; 13-95-61; 16-98-61; 5-02-61.)

ARTICLE 6. Unsafe Buildings.**Section 61-6-1. Scope.**

All structures, existing equipment, or premises which, during construction, are or hereafter become unsafe, unsanitary, unlawful or deficient because of inadequate means of egress facilities, inadequate light and ventilation, inadequate sanitary or heating facilities, inadequate safeguards to protect or warn occupants in the event of fire, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or which involve illegal or improper occupancy or inadequate maintenance, shall be deemed unsafe structures or unsafe conditions.

All unsafe structures and/or conditions shall be condemned and taken down and removed or made safe, as the Building Official, Fire Official or Building Maintenance Official deems necessary and as provided for in the VUSBC and/or the VSFPC. A vacant structure that is not secured against entry shall be deemed unsafe. (9-84-61; 45-86-61; 23-94-61; 13-95-61; 16-98-61; 5-02-61.)

This amendment shall become effective on July 1, 2005 at 12:01 a.m. The revised fees shall be applicable to any submission after this date.

GIVEN under my hand this 4th day of April, 2005.

NANCY VEHRS
Clerk to the Board of Supervisors